

## DEVELOPMENT APPLICATION

1. APPLICANT: MANAFIRKIN BREWERY PHONE: (732) 684-1664
2. ADDRESS: 450 East Bay Avenue, St. 2 Manahawkin NJ 08050  
(street) (city) (state) (zip)
3. PURPOSE OF APPLICATION: See attached
4. LOCATION OF SUBJECT PROPERTY: 450 East Bay Ave., Suite 2 Manahawkin NJ  
08050

Block(s) 229 Lot(s) 29 Zone MU/P Zones (Split Lot)

5. VARIANCES: Front yard setback identification sign proposed 8' (15' required)  
2 Use Variances also proposed.

	<u>MINIMUM</u> <u>REQUIREMENTS</u>	<u>PROPOSED</u>	<u>Deficient</u>
LOT AREA	<u>20,000sf</u>	<u>70,446.13</u>	<u>N/A</u>
LOT WIDTH	<u>150'</u>	<u>125'</u>	<u>Pre-existing Condition</u>
LOT DEPTH	<u>100'</u>	<u>150'</u>	<u>N/A</u>
LOT FRONTAGE	<u>126'</u>		<u>Pre-existing Condition</u>

### SETBACKS:

FRONT	<u>10' Min/25' Max</u>	<u>To Brewery 260'</u>	<u>Existing Condition</u>
SIDE	<u>10' Min/20' Max</u>	<u>10'/54.1'</u>	<u>Existing Condition</u>
COMBINED			
REAR	<u>25'</u>	<u>246.3</u>	<u>Existing Condition</u>
HEIGHT	<u>3 Stories</u>		<u>N/A</u>
LOT COVERAGE			<u>N/A</u>

6. WAIVERS: (Describe in Detail)

CURB	
SIDEWALKS	
PARKING	
SPACES	
SHADE TREES	
LANDSCAPE	
BUFFER	
PAVING	

**#3**

**Purpose of Application:**

To seek amended minor site plan approval to expand the production brewery area within the existing Manafirkin Building and provide an outside seating area with additional seating and an outdoor wood pergola. Use variances will be requested to enable the expansion of a non-conforming use and to permit two principle uses on the same lot. Applicant also proposes to erect a new sign and will seek a variance for a new identification sign having proposed a 8' front yard setback where 15' is required.